FILE BOX 3

BOOK 8054 PAGE 384

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,919.37

William A Ritter, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 7-23-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Ritter, Jr. (NAME)	Chemical Mortgage Company (NAME)	MAP 150-9
3325 Calais Circle (ADDRESS)	101 East Town Street (ADDRESS)	PARCEL 31
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	2DX-08131

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jason R. Holst and wife, Sandra Holst

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Ritter, Jr. and wife, Donna Ritter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 185 on the Plan of Forest View Park, Section VII of record in Plat Book 6900, page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jason R. Holst and wife, Sandra Holst by deed from Fox Ridge Company, a Limited Partnership of record in Book 7289, page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7079, page 472 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Jason R. Holst and wife, Sandra Holst to D. Gene Merrill and Frederick E. Brooks, Trustees for Atlantic Coast Mortgage Company (now being serviced by Chemical Mortgage Company), with an approximate unpaid principal balance of $93,419.37, of record in Book 7289, page 38, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 3325 Calais Circle, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of February, 19 90

Jason R. Holst
Jason R. Holst

Sandra Holst
Sandra Holst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason R. Holst and wife, Sandra Holst

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 19 90

Commission expires 7-13-91

Judy Driscoll
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

07499

IDENTIF. REFERENCE

MAR 1 8 06 AM '90

DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Jason R. Holst and wife, Sandra Holst

TO

[illegible] Ritter

RETURN TO:

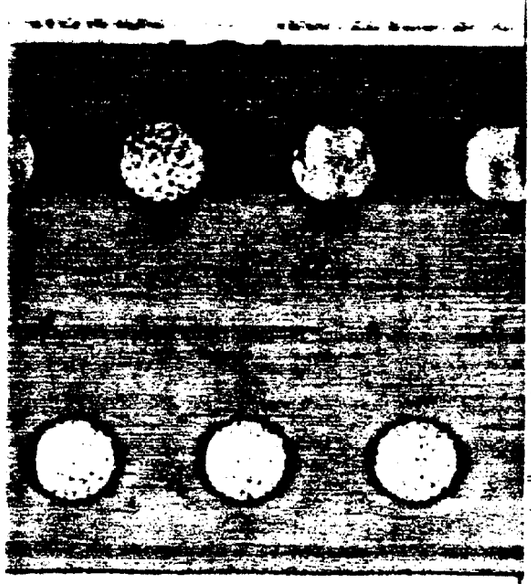
CUMBERLAND TITLE COMPANY
235 Century Blvd. - Suite 405
Nashville, Tennessee 37214

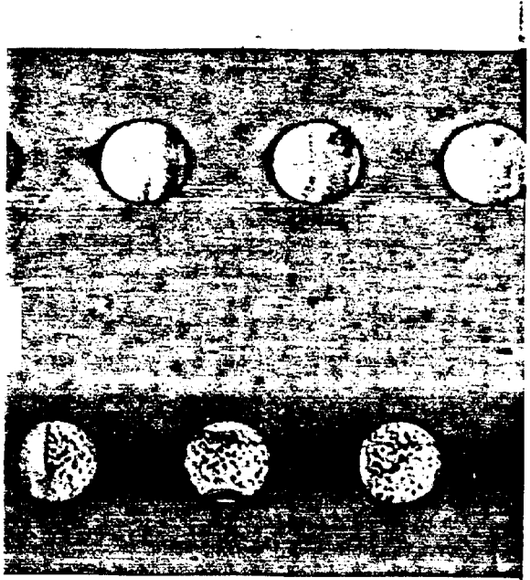
111 W. College Street
Murfreesboro, Tennessee 37130

719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

FILE BOX 3





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96909.37
				CON TX 319.77
				PRFEE 1.00
				WDEED 6.00
				TOTAL 326.77
				CHECK 326.77
03/01/90	01			08:06 0001 8106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07099

IDENTIF. TREFERENCE

Mar 1 8 06 AM '90

DAVIDSON COUNTY TN.

No. 296624